

HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5440

**EVIDENCING THE INTENT OF THE HOUSING AUTHORITY TO OPERATE
VARIOUS MULTI-FAMILY PROPERTIES AS HOUSING FOR OCCUPANCY
BY PERSONS AGE 55 OR OLDER.**

WHEREAS, the Housing Authority of the County of King (the “Authority”) seeks to encourage the provision of long-term housing for low-income persons, including seniors, residing within King County, Washington; and,

WHEREAS, RCW 35.82.070(2) provides that a housing authority may “prepare, carry out, acquire, lease and operate housing projects. . .”; and,

WHEREAS, the Authority owns the following multifamily housing projects, all of which are occupied entirely or primarily by senior residents:

Vantage Glen, 32631 First Ave., Black Diamond, WA 98010;

Rainier View, 18100 107th Place S.E., Renton, WA 98055;

Harrison House, 615 W. Harrison St., Kent, WA 98032;

Westminster Manor, 14701 Dayton Ave. N., Shoreline, WA 98133; and,

North Lake House, 18219 96th Ave. N.E., Bothell, WA 98011.

WHEREAS, Title VIII of the Civil Rights Act of 1968, as amended (the “Fair Housing Act”) prohibits discrimination against persons because of race, color, religion, sex, national origin and handicap in the provision of housing and housing-related services, with certain exemptions from the ban against discrimination based on familial status for housing that is intended and operated for occupancy by persons age 55 or older if the housing satisfies criteria under the Housing for Older Persons Act (“HOPA”); and,

WHEREAS, in order to claim exemption from the familial status provision of the Fair Housing Act for housing intended and operated for occupancy by persons 55 years of age or older, a housing program must meet the following requirements: (i) at least 80

percent of the occupied units are occupied by at least one person who is 55 years of age or older (24 CFR 100.305); (ii) the housing facility must publish and adhere to policies and procedures that demonstrate [such] intent (24 CFR 100.306); and (iii) the housing facility must comply with rules issued by the Secretary [of HUD] for verification of occupancy (24 CFR 100.307).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING:

Section 1: Intent to Operate Properties as Housing for Older Persons. The Authority intends to continue operating Vantage Glen, Rainier View, Harrison House, Westminster Manor and North Lake House for occupancy by persons 55 years of age or older, and otherwise in the fullest practical conformance with the provisions of the HOPA. In that regard, the Authority shall continue to:

i) maintain an up-to-date database containing the name, address and date of birth of all owners/occupants in the residential units, with the age of each owner/occupant to be verified by driver's license, passport, birth certificate, military record or other allowable document;

ii) if the development is not 100% occupied by residents aged 55 or older, conduct a biannual verification survey of the age of all owners/occupants based on the information contained in the resident file and retain a written report accurately representing the number and percentage of owners/occupants conforming to the Authority's age restriction criteria;

iii) ensure that no less than 80 percent of the occupied residential units are occupied by one or more persons 55 years of age or older;

iv) publish and adhere to policies that demonstrate the Authority's intent to primarily provide housing for persons 55 years of age or older; and

v) ensure that these properties are represented, through signage and internal and external communications, as housing primarily for older persons.

Section 2. Governmental Filings; Other Agreements. The Executive Director is further authorized to execute, deliver and, if applicable, file (or cause to be executed, delivered and, if applicable, filed), on behalf of the Authority, any government forms, affidavits, certificates, letters, documents, agreements and instruments that he determines to be necessary or advisable to give effect to this resolution and to consummate the transactions contemplated herein,. He is further authorized to take such other actions as may be necessary or advisable to give effect to these resolutions.


Section 3. Effective Date. This Resolution shall be in full force and effect from and after its adoption and approval.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AT AN OPEN PUBLIC MEETING THIS 19th DAY OF AUGUST, 2013.

HOUSING AUTHORITY OF THE COUNTY OF KING



Douglas J. Barnes, Chair
Board of Commissioners



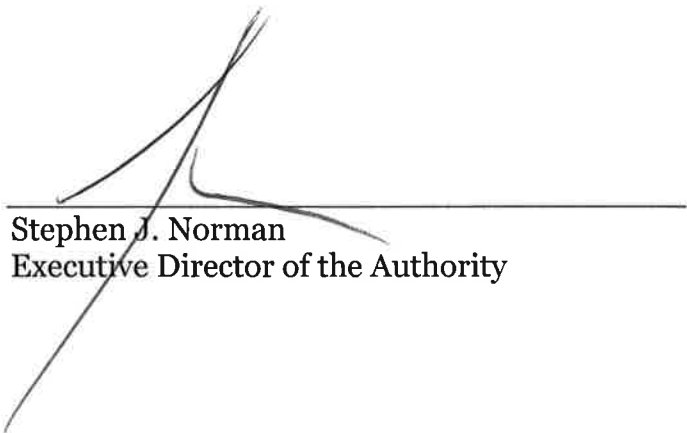
Stephen Norman
Secretary

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Executive Director of the Housing Authority of the County of King (the "Authority") and keeper of the records of the Authority, CERTIFY:

1. That the attached Resolution No. 5440 (the "Resolution") is a true and correct copy of the resolution of the Board of Commissioners of the Authority, as adopted at a regular meeting of the Authority held on August 19, 2013, and duly recorded in the minute books of the Authority.
2. That such meeting was duly convened and held in all respects in accordance with law; that a quorum was present throughout the meeting and a majority of the members of the Board of Commissioners of the Authority present at the meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 19th day of August, 2013.



Stephen J. Norman
Executive Director of the Authority